

From: [Anita Juhola-Garcia](#)
To: [Cynthia de la Torre](#)
Subject: FW: Construction of New Housing
Date: Thursday, May 21, 2020 12:20:08 PM

From: Cholena Hwmphrey [REDACTED]
Sent: Thursday, May 21, 2020 11:55 AM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject: Re: Construction of New Housing

-EXTERNAL-

My new idea is this, I just went to Home Depot and saw that people love to build their own homes. You should sell property where people can build their own homes and I'm sure you will make some money on the sale of the property that is designated for home ownership and building. You could sell with a blank building permit and the person could design their own home. That way our town will have some creativity! People love to build their own homes.

Have a good day!

Cholena Humphrey
Long Beach City College Student and Resident

De: Cholena Hwmphrey
Enviado: miércoles, 20 de mayo de 2020 08:31 p. m.
Para: anita.juhola-garcia@longbeach.gov <anita.juhola-garcia@longbeach.gov>
Asunto: Construction of New Housing

I think this project is a good idea. I feel that the layouts are too big and that rent will be higher than the average person can pay in Long Beach according to our wages here. Housing is always necessary it's just that this type of housing project will not affect the population that needs it most, the low income population. If you were to build for low income you would not have to make HUD houses, you could create a huge hotel like place where you just rent rooms. This would be similar to the YMCA where you used to be able to rent a room and then several people could share a bathroom on one hallway and there was a door man that made sure everyone was either working by presenting their work schedule or home at night before a certain curfew. Kids should be allowed to live with their mothers and fathers there too. Your housing project is just too expensive and will not even benefit the elderly whom needs available and affordable housing also. Revenue can be created in Long Beach in many ways, not just off of high rent. I'm assuming one of these place will be around 3,400\$ the month, not including bills. You can make money here off of providing housing so people can work and pay taxes. You could also make YMCA like rooms, studios with a shared bathroom and shower

area (men and women apart), or little one bedrooms (for retired people) where everyone has a right to a place to live and work. For the average person your development is just a dream to be able to afford and offers no value as an asset to people.

Cholena Humphrey

Long Beach Resident

Long Beach City College Student

From: [Anita Juhola-Garcia](#)
To: [Cynthia de la Torre](#)
Subject: FW: 4800 and 5100 Long Beach Blvd.
Date: Thursday, May 21, 2020 7:41:49 AM

FYI

From: Martin Bell [REDACTED]
Sent: Wednesday, May 20, 2020 8:25 PM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject: 4800 and 5100 Long Beach Blvd.

-EXTERNAL-

I am a resident in the Los Cerritos area of District 8. I have reviewed the two housing projects on Long Beach Blvd.

Both properties are quite dense and my concern regards parking availability. Allocating only 5 visitor spaces for the 4800 site and 10 visitor spaces for the 5100 site forces people with multiple vehicles to park offsite. And it seems unlikely that visitors will find parking onsite. I can agree to a concentrated unit layout with minimal greenspace. But to force parking for residents and visitors on Long Beach Blvd or in the nearby residential streets is perilous, at best. Please see if the proposals can increase parking availability at each site.

Thank you,
Martin Bell

From: [Anita Juhola-Garcia](#)
To: [Cynthia de la Torre](#)
Subject: FW:
Date: Thursday, May 21, 2020 8:00:00 AM

FYI

From: abbe wool <[REDACTED]>
Sent: Thursday, May 21, 2020 7:55 AM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject:

-EXTERNAL-

I have been reading of a proposal to build multi-family dwellings at 4800 and 5100 Long Beach Boulevard. Please tell me they will provide housing for people who earn minimum wage.

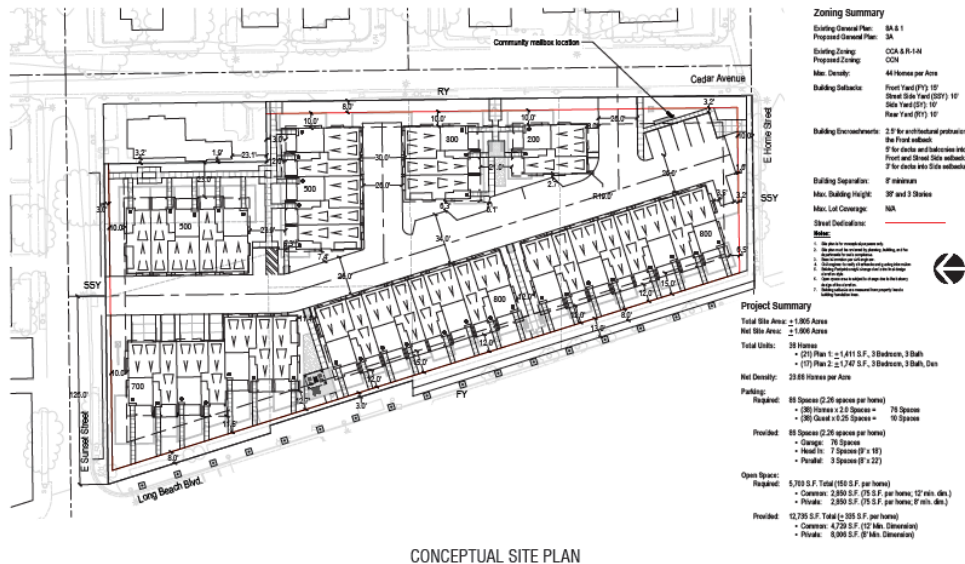
aw

From: Cynthia de la Torre
To: [REDACTED]
Cc: Anita Juhola-Garcia
Subject: 5100 Long Beach Blvd Project
Date: Friday, May 22, 2020 1:10:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Hi Phillips,

As promised on the phone, please find the site plan and the conceptual landscape plan for the project at 5100 Long Beach Blvd below. You will see in the site plan that the proposed building is set back about 23' from your side property line. The landscape plan also shows additional landscaping in this area. The project will be conditioned to provide additional landscaping in the area abutting your neighboring residence to screen and buffer views. The third image below shows a cross-section of the 23' setback area with conceptual landscaping in the form of tall trees for screening.

Please let me know if you'd like to further discuss or would like to submit additional public comment,



5100 Long Beach Boulevard
LONG BEACH, CA

A.SP1
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Cynthia de la Torre
 Planner IV
 Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau
 411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
 Office: 562-570-6559



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From: [Cynthia de la Torre](#)
To: [Sandy Hong](#)
Subject: RE: 5100 Long Beach Boulevard Project Concern
Date: Thursday, June 11, 2020 9:02:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Sandy,

Thank you very much for your comment. Site improvements such as curb cuts for driveways are reviewed by Planning, Public Works, and the Fire Department to ensure feasibility and consistency with General Plan Policies. The Urban Design Element of the General Plan states the following policy for this land use PlaceType: Policy UD 21-8: Provide access to parking/loading from alleys or side streets to minimize curb cuts along the main boulevard where pedestrian activity will be the heaviest (page 46 accessible [here](#)).

We will include your public comment and forward it to the Planning Commission.

Thank you,

Cynthia de la Torre

Planner IV

Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562-570-6559



From: Sandy Hong <[REDACTED]>
Sent: Wednesday, June 10, 2020 10:31 PM
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>
Subject: 5100 Long Beach Boulevard Project Concern

-EXTERNAL-

Hello Cynthia,

My family and I live in one of the single-family residential homes on Sunset Street directly across from the proposed 5100 Long Beach Boulevard Project. After reviewing the project site plan, we are concerned about the placement of the driveway to the 38 condominium townhomes on Sunset

Street. Parking on Sunset Street is already impacted with vehicles from four residential homes, four apartment units, and a commercial business. We kindly request that the proposed Sunset Street driveway be moved onto Home Street or Long Beach Boulevard. Directing the driveway outlet towards Long Beach Boulevard where there is already a traffic light seems more plausible. It will allow condominium residents to safely turn left or right onto Long Beach Boulevard where there is a protected turn. Please take our concern and requests into consideration.

Best Regards,
Sandy Hong

From: Cynthia de la Torre
To: [redacted]
Cc: [redacted]
Subject: RE: 5100 Long Beach Blvd Project
Date: Friday, June 12, 2020 8:18:00 AM
Attachments: [redacted].png
[redacted].png
[redacted].png
[redacted].png

Hi Kevin,

Thank you very much for your comment. Site improvements such as curb cuts for driveways are reviewed by Planning, Public Works, and the Fire Department to ensure feasibility and consistency with General Plan Policies. The Urban Design Element of the General Plan states the following policy for this land use PlaceType: Policy UD 21-8: Provide access to parking/loading from alleys or side streets to minimize curb cuts along the main boulevard where pedestrian activity will be the heaviest (page 46 accessible [here](#)).

We will include your public comment and forward it to the Planning Commission.

Thank you,

Cynthia de la Torre
Planner IV
Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau
411 W. Ocean Blvd., 2nd Fl. | Long Beach, CA 90802
Office: 562-570-4559



From: Kevin Hong
Sent: Thursday, June 11, 2020 10:54 PM
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>
Subject: Re: 5100 Long Beach Blvd Project

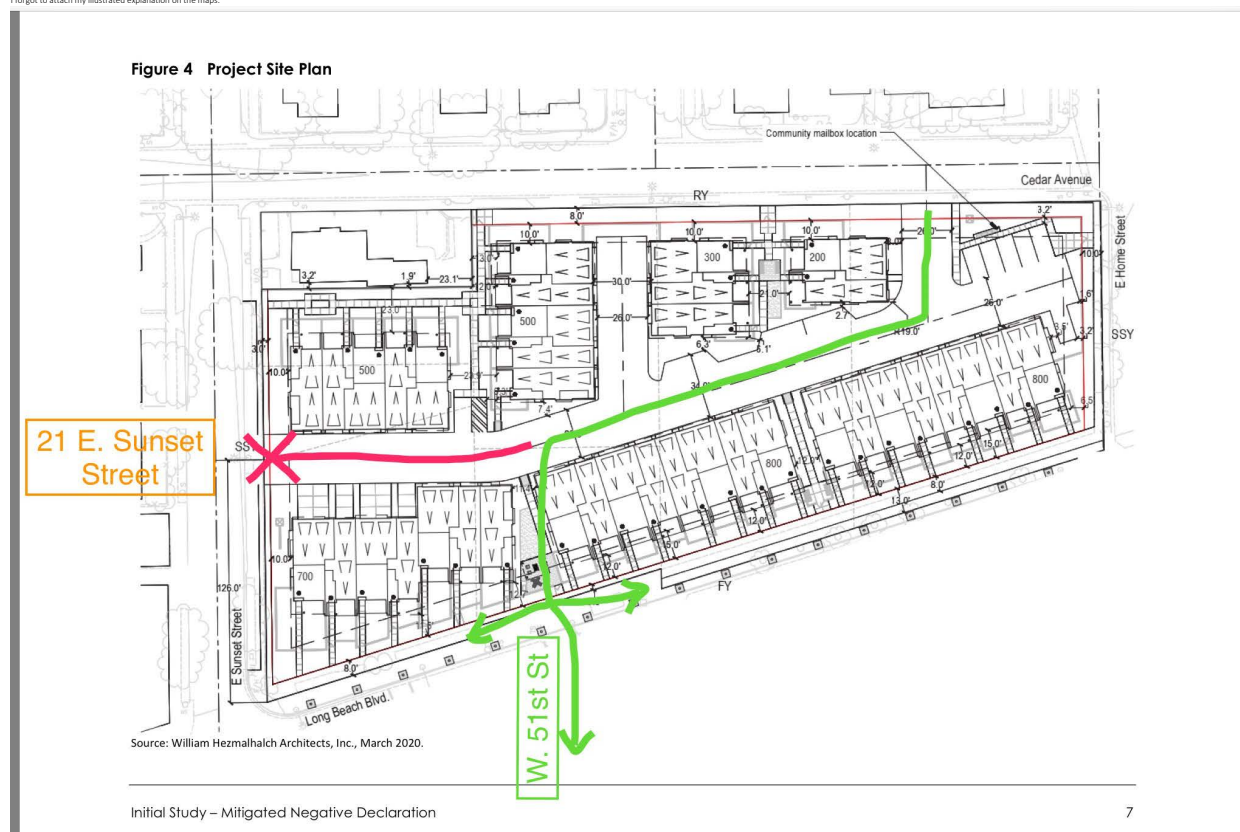
-EXTERNAL-
Hello Cynthia,

I live at [redacted] and wanted to express my concern regarding the housing project across the street from me. I noticed on the plan layout that there is a driveway for the townhouses located directly across from my house's driveway. Currently as it is, I have had many close calls when backing out due to the narrow width of the street and excessive speed from reckless drivers. To place your driveway directly across will be problematic and I do unfortunately foresee accidents. Instead, I believe that that driveway should be redirected towards W. 51st Street where an intersection light is already established thus allowing the townhouse residents to make protected left and right turns to access freeways. Your original plan forces them to make an unprotected left turn from Home Street with oncoming traffic from both directions, vision obscured by a bus stop looking to the left and a left turn lane in the middle of Long Beach Blvd looking to the right. Home St. and Sunset Street on both ends of your housing project are very, very narrow especially with many parked cars (and RVs on Home St. near CVS) so why not utilize the intersection at Long Beach Blvd and W. 51st Street to reduce the amount of potential traffic from 86 additional cars? Please reconsider your driveway plan. I've lived in this neighborhood for 30 years. Give me a call or email me if you have further questions or concerns.

Thank you,

Kevin Hong
(562) 522-6180

I forgot to attach my illustrated explanation on the maps.





Thank you,

Kevin Hong

> On Jun 11, 2020, at 10:36 PM, Kevin Hong wrote:

>

> Hello Cynthia,

>

> I live at [REDACTED] and wanted to express my concern regarding the housing project across the street from me. I noticed on the plan layout that there is a driveway for the townhouses located directly across from my house's driveway. Currently as it is, I have had many close calls when backing out due to the narrow width of the street and excessive speed from reckless drivers. To place your driveway directly across will be problematic and I do unfortunately foresee accidents. Instead, I believe that that driveway should be redirected towards W. 51st Street where an intersection light is already established thus allowing the townhouse residents to make protected left and right turns to access freeways. Your original plan forces them to make an unprotected left turn from Home Street with oncoming traffic from both directions, vision obscured by a bus stop looking to the left and a left turn lane in the middle of Long Beach Blvd looking to the right. Home St. and Sunset Street on both ends of your housing project are very, very narrow especially with many parked cars (and RVs on Home St. near CVS) so why not utilize the intersection at Long Beach Blvd and W. 51st Street to reduce the amount of potential traffic from 86 additional cars? Please reconsider your driveway plan. I've lived in this neighborhood for 30 years. Give me a call or email me if you have further questions or concerns.

>

> Thank you,

>

> Kevin Hong

> [REDACTED]

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